



Denver – Nexus Commercial Realty, LLC, has closed the sale of 4401 Josephine St, a 11,000 Sq. Ft. development site for the sale price of \$720,000. Travis Hodge & Tony Bobay of Nexus represented the buyer, Brothers Redevelopment Inc. in the transaction.

4401 Josephine St is a parcel of land zoned U-RH-3A within an Opportunity Zone. The property is located just minutes from RiNo, Denver Coliseum, and the 38th and Blake RTD Station, with easy access to I-70 and I-25.

4401 Josephine St. is conveniently located in Denver’s Elyria-Swansea neighborhood at the intersection of 44<sup>th</sup> Ave and Josephine St.

The buyer plans to develop affordable housing in a rapidly redeveloping neighborhood.

Please call or email today to find out how we are different than the average apartment advisors.

About Nexus Commercial Realty, LLC:

Nexus is a full-service firm for the commercial real estate industry in Denver. Specializing in high caliber solutions developed for owners and investors, we deliver specialized services such as acquisitions, dispositions, seller representation, buyer representation, and consultation regarding commercial properties. We provide high caliber services to owners and investors delivered with the focused attention only a privately-owned firm can offer. With over 25 years of combined experience, our Colorado roots are deep because our market experience in commercial real estate is firsthand. This positions us to help clients reach their business and financial goals while ensuring their best interests are always protected. As a team, we might not appear as your typical brokerage - and that’s by design. Even though we’ve been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned. This reduces internal competition and makes us more productive on a per broker/agent basis. We love coming to work every day because we love helping our clients achieve their goals. You might find us in jeans instead of slacks, outside meeting people instead of in our office. We do things differently because we are different.

For more information, please visit [www.nexus-cr.com](http://www.nexus-cr.com).